048.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,500 / 894,500
					USE VALUE:	894,500 / 894,500
					ASSESSED:	894,500 / 894,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY PAUL & MAUREEN/ TRUSTEES
Owner 2:	51 MYSTIC LAKE DRIVE REALTY TR
Owner 3:	
Street 1:	51 MYSTIC LAKE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLY PAUL J & MAUREEN T -
Owner 2:	-
Street 1:	51 MYSTIC LAKE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,947 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Brick Veneer Exterior and 1761 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6947.000	341,500		553,000	894,500
Total Card	0.159	341,500		553,000	894,500
Total Parcel	0.159	341,500		553,000	894,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.95 | /Parcel: 507.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34126

GIS Ref

GIS Ref

Insp Date 11/10/18

!4072!

PREVIOUS ASSESSMENT

Parcel ID 048.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	341,500	0	6,947.	553,000	894,500	894,500	Year End Roll	12/18/2019
2019	101	FV	269,300	0	6,947.	587,600	856,900	856,900	Year End Roll	1/3/2019
2018	101	FV	269,300	0	6,947.	428,600	697,900	697,900	Year End Roll	12/20/2017
2017	101	FV	269,300	0	6,947.	373,300	642,600	642,600	Year End Roll	1/3/2017
2016	101	FV	269,300	0	6,947.	318,000	587,300	587,300	Year End	1/4/2016
2015	101	FV	262,700	0	6,947.	311,100	573,800	573,800	Year End Roll	12/11/2014
2014	101	FV	262,700	0	6,947.	255,800	518,500	518,500	Year End Roll	12/16/2013
2013	101	FV	282,600	0	6,947.	243,300	525,900	525,900		12/13/2012

PRINT

Date	Time
12/10/20	19:09:24

LAST REV

Date	Time
10/28/19	08:44:07
danam	
4072	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PAUL J &	71675-235	1	9/27/2018	Convenience	1	No	No		
BANNON WILLIAM	30452-518		7/23/1999	Family	250,000	No	No		
	8361-559		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/1999	467	Addition	39,000					4X18 KITCHEN ADDIT

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
3/5/2013	Inspected	BR	B Rossignol
3/24/2009	Meas/Inspect	163	PATRIOT
4/8/2004	Inspected	BR	B Rossignol
3/7/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6947		Sq. Ft.	Site		0	80.	1.00	1			View	10					553,002						553,000	

Total AC/HA: 0.15948 | Total SF/SM: 6947 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 553,002 | Spl Credit | Total: 553,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Dilapidated
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24625206
Const Adj.:	1.01789820
Adj $ / SQ:	158.570
Other Features:	93568
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494975
Depreciation:	153442
Depreciated Total:	341533

COMMENTS

OF=XTRA SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

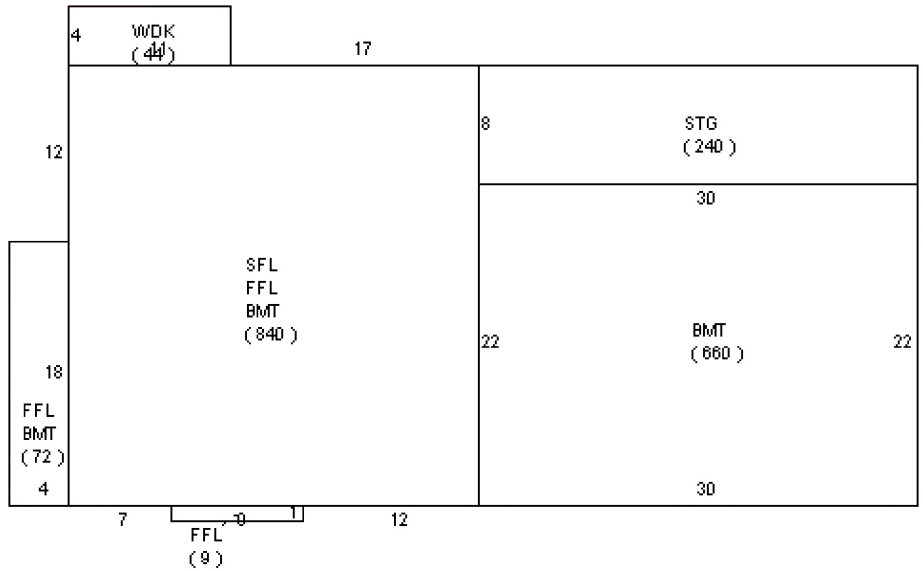
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	174.43
Special Features:	0	Val/Su Net:	94.42
Final Total:	341500	Val/Su SzAd	193.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,572	47.570	74,781
FFL	First Floor	921	158.570	146,043
SFL	Second Floor	840	158.570	133,199
STG	Storage	240	6.960	1,669
WDK	Deck	44	16.290	717

Net Sketched Area: 3,617 | Total: 356,409

Size Ad 1761 | Gross Are 3617 | FinArea 1761

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: